GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Lands – Monetisation of the identified land parcels of the Government of Andhra Pradesh through e-auction and approval of the base prices recommended by the SLMC - Orders – Issued.

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REVENUE (LANDS.IV) DEPARTMENT

G.O.MS.No. 172 **Dated: 12-06-2020.**

Read the following:

1. G.O.Ms.No.447 Revenue (Assn.I) Department dt.05-11-2019.
2. G.O.Ms.No.474 Revenue (Assn.I) Department dt.22-11-2019
3. G.O.Ms.No.66 Revenue (Assn.I) Department dt.25-02-2020
4. File No.APTA-13025/12/2020-IT SEC-COT (Computer No.1120729) of Mission Build AP.
5. Genl. Admn.(Cabinet) Dept. U.O.No.44/2020, Dt.12-6-2020.

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ORDER:

In the reference 4th read above, the Mission Director, Build Andhra Pradesh has stated that the meeting of the State Level Monitoring Committee (SLMC) with participation of all stakeholders, land owning departments and the representatives of the consultants was held on 02.03.2020. The SLMC has deliberated in detail the recommendations of the consultants, NBCC and the DPICs pertaining to the each land parcel and approved the monetisation of land parcels through outright sale on as is where is basis for the 11 identified land parcels (4 in Guntur & 7 in Visakhapatnam districts). Further, the SLMC has also approved monetisation of 5 land parcels (2 in Guntur district and 3 in Visakhapatnam district) after developing Residential/Commercial spaces and selling these Residential/Commercial built up areas through e auction.

2. Accordingly, the Mission Director, Build Andhra Pradesh has furnished the following proposals for approval of Government.

(i) to monetise the identified 11 land parcels (4 in Guntur & 7 in Visakhapatnam districts) of Government of Andhra Pradesh through outright sale on as is where is basis through e-auction and also approve the basic value recommended by the SLMC.

(ii) to monetise the identified 5 land parcels (2 in Guntur district and 3 in Visakhapatnam district) of Government of Andhra Pradesh after developing Residential/Commercial built up areas and then selling those built up areas through e-auction.

(iii) to use the part of sale proceeds to fund the shifting of existing occupants (Govt offices/institutions if any lying on these 16 land parcels) and also to develop the required infrastructure to house these occupants in the identified alternate locations.

(iv) to use the part of sale proceeds to fund the initial fund requirement pertaining to residential/commercial development of other identified land parcels identified (at Sl.No.ii above) for monetisation through development and sale of built up areas.

3. Government after careful examination hereby approve the following:

(i) to monetise the following identified 10 land parcels of Government of Andhra Pradesh through outright sale on as is where is basis through e-auction and to approve the base price recommended by the SLMC.

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Sl no	Location	Extent in Acres	Owner	Market/ Realisable value in Rs Cr	SLMC recommendation
GUNTUR DISTRICT					
1	Sy no. 595/3B Nallapadu	6.07	Guntur Municipal Corporation	18.84/16.96	Outright sale on as is where is basis with base price as Rs 16.96 Crore.
2	Sy no. TS No.711/3, 712 (W No.3 Block.12) Sreenagar colony	5.44	Labour department	83.79/75.41	Outright sale on as is where is basis with base price as Rs. 75.41 Crore.
3	Sy no. TS No.941 (W No. 17, Block.2) Nagarampalem	4.50	Irrigation department	85.64/77.08	Outright sale on as is where is basis with base price as Rs 77.08 Crore.
VISAKHAPATNAM DISTRICT					
1	Sy no. 157-61, Chinagadli	1	Home department	20.79/16.64	Outright sale on as is where is basis with base price as Rs 16.64 Crore.
2.	Sy no. 147 Chinagadli	0.75	Revenue department	19.29/14.47	Outright sale on as is where is basis with base price as Rs 14.47 Crore.
3.	Sy no. 27-49, Agnampudi	0.5	Revenue department	4.64/3.25	Outright sale on as is where is basis with base price as Rs 3.25 Crore.
4.	Sy no. 38 –4, Fakirtakia	1.04	APIIC	6.67/4.67	Outright sale on as is where is basis with base price as Rs 4.67 Crore.
5.	Sy no. 100-5, Fakirtakia	0.35	APIIC	2.1/1.47	Outright sale on as is where is basis with base price as Rs 1.47 Crore.
6.	Sy no. 100-9, Fakirtakia	1.93	APIIC	12.00/8.39	Outright sale on as is where is basis with base price as Rs 8.39 Crore.
7.	Sy no. 12-P Seethammadhara	1.00	Revenue Department	40.00/34.00	Outright sale on as is where is basis with base price as Rs 34.00 Crore.

(ii) to monetise the identified following 5 land parcels of Government of Andhra Pradesh after developing Residential/Commercial built up areas and then selling those built up areas through e-auction and to approve the base prices proposed by the SLMC.

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Sl. No.	Location	Extent in Acres	Owner	SLMC recommendation	Approved Sale rate per sq. ft of built up area in Rs
GUNTUR DISTRICT					
1	Sy no. 13 (W 17, Block-1), Nagarampalem	8.15 acres approx	Irrigation department	Development and selling of about 2 lakh sqft Commercial Built up areas (BUAs) and about 11.50 lakh sqft Residential BUAs	Residential – 5,600/- Commercial – 9,200/-
2	Sy no. 87, 91, 92 (W no 2, B 3),Brodipet	6.00 acres approx	Prisons department (2.08 acres approx.), Police department (0.72 acres approx.) and Revenue department (3.20 acres approx.)	Development and selling of about 8.50 lakh sqft Commercial Built up areas (BUAs)	Commercial – 7,500/-
VISAKHAPATNAM					
1	Sy no. 8, Seetammadhara	3.00 acres approx	Revenue department	Development and selling of about 7.35 lakh sqft Commercial Built up areas (BUAs)	Commercial – 6,000/-
2.	Sy no. 1011, Waltair ward	13.83 acres approx	APIIC	Development and selling of about 30 lakh sqft Commercial Built up areas (BUAs)	Commercial – 6,800/-
3.	Sy no. 39, Seetammadhara	11.00 acres approx	Health department (existing Eye hospital, H & F Welfare institute, Training centre, DMHO office, Leprosy institute, etc	Development and selling of about 27 lakh sqft Commercial Built up areas (BUAs)	Commercial – 5,500/-

(iii) The amount accruing from the sale of the property through e-auction shall be remitted to the Government account.

(iv) For land parcels requiring investment for development for residential / commercial usage & meant for ultimate sale, with or without rehabilitation, DPRs shall be prepared by the NBCC and posed to lending agencies / banks and the lands so developed. After sale of these developed properties through e-auction, the net proceeds realised shall be remitted to the Government account.

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4. The Mission Director, Mission Build Andhra Pradesh, A.P. Special Chief Secretary & Chief Commissioner of Land Administration and all the District Collectors shall take further necessary action accordingly in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

V. USHA RANI
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Mission Director, Mission Build Andhra Pradesh, A.P. Secretariat, Velagapudi.
The CMD, NBCC, NBCC Bhawan, Lodhi Road, New Delhi – 11003.
The Special Chief Secretary & Chief Commissioner of Land Administration,
A.P.,Gollapudi, Vijayawada.
The District Collectors, Guntur and Visakhapatnam Districts.
The Departments concerned.
Copy to:
P.S. to Principal Advisor to Chief Minister.
The O.S.D. to Hon'ble Dy.C.M. (Revenue).
The P.S. to Prl. Secretary, Revenue (Lands) Department.
The G.A. (Cabinet) Department w.r.t U.Ono.44/2020, Dt.12-06-2020.
SF/SC.

// FORWARDED :: BY ORDER //

SECTION OFFICER